

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR COUNTY INITIATED 01-67, 80 RR 1 (RURAL FLUA REVISIONS, SOUTH COUNTY) SITE SPECIFIC AMENDMENT: 01-67 RR 1 (RUSTIC RANCHES), MODIFYING PAGE 67 OF THE FLUA BY CHANGING THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 568 ACRES, LOCATED WEST OF THE VILLAGE OF WELLINGTON, APPROXIMATELY TWO MILES SOUTH OF SOUTHERN BOULEVARD, FROM RURAL RESIDENTIAL, 1 UNIT PER 10 ACRES (RR-10) TO RURAL RESIDENTIAL, 1 UNIT PER 5 ACRES (RR-5); AND 01-80 RR 1 (HOMELAND) MODIFYING PAGE 80 OF THE FLUA BY CHANGING THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 1,386 ACRES, LOCATED SOUTHEAST OF WELLINGTON, THREE MILES WEST OF THE RONALD REAGAN TURNPIKE, ONE MILE SOUTH OF LAKE WORTH ROAD, FROM RURAL RESIDENTIAL, 1 UNIT PER 10 ACRES (RR-10) TO RURAL RESIDENTIAL, 1 UNIT PER 5 ACRES (RR-5); PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the Palm Beach County Local Planning Agency conducted its public hearings on June 15, 22 and July 13, 2001 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on August 14, 2001 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the Department of Community Affairs for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and

1 WHEREAS, Palm Beach County received on November 5, 2001 the
2 Department of Community Affairs "Objections, Recommendations, and
3 Comments Report," dated November 2, 2001 which was the Department's
4 written review of the proposed Comprehensive Plan amendments; and

5 WHEREAS, the written comments submitted by the Department of
6 Community Affairs contained no objections to the amendments contained
7 in this ordinance;

8 WHEREAS, on December 5, 2001 the Palm Beach County Board of
9 County Commissioners held a public hearing to review the written
10 comments submitted by the Department of Community Affairs and to
11 consider adoption of the amendments; and

12 WHEREAS, the Palm Beach County Board of County Commissioners has
13 determined that the amendments comply with all requirements of the
14 Local Government Comprehensive Planning and Land Development
15 Regulations Act.

16 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
17 COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

18 Part I. Amendments to the Future Land Use Atlas of the Land Use
19 Element of the 1989 Comprehensive Plan

20 The following amendments to the Land Use Element's Future Land
21 Use Atlas are hereby adopted and attached to this Ordinance:

22 A. Future Land Use Atlas page 67 is amended as follows:

23 Application No.: 01-67 RR 1 (Rustic Ranches)

24 Amendment: From Rural Residential, 1 unit per 10 acres
25 (RR-10) to Rural Residential, 1 unit per 5
26 acres (RR-5);

27 General Location: West of the Village of Wellington,
28 approximately two miles south of Southern
29 Boulevard;

30 Size: Approximately 568 acres;

1 B. Future Land Use Atlas page 80 is amended as follows:

2 Application No.: 01-80 RR 1 (Homeland)

3 Amendment: From Rural Residential, 1 unit per 10 acres
4 (RR-10) to Rural Residential, 1 unit per 5
5 acres (RR-5);

6 General Location: Southeast of the Village of Wellington,
7 three miles west of the Ronald Reagan
8 Turnpike, one mile south of Lake Worth
9 Road;

10 Size: Approximately 1,386 acres;

11 Part II. Repeal of Laws in Conflict

12 All local laws and ordinances applying to the unincorporated area
13 of Palm Beach County in conflict with any provision of this ordinance
14 are hereby repealed to the extent of such conflict.

15 Part III. Severability

16 If any section, paragraph, sentence, clause, phrase, or word of
17 this Ordinance is for any reason held by the Court to be
18 unconstitutional, inoperative or void, such holding shall not affect
19 the remainder of this Ordinance.

20 Part IV. Inclusion in the 1989 Comprehensive Plan

21 The provision of this Ordinance shall become and be made a part
22 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the
23 Ordinance may be renumbered or relettered to accomplish such, and the
24 word "ordinance" may be changed to "section," "article," or any other
25 appropriate word.

26 Part V. Effective Date

27 The effective date of this plan amendment shall be the date a
28 final order is issued by the Department of Community Affairs or
29 Administration Commission finding the amendment in compliance in
30 accordance with Section 163.3184, Florida Statutes, whichever occurs
31 earlier. No development orders, development permits, or land uses
32 dependent on this amendment may be issued or commence before it has
33 become effective. If the Administration Commission issues a final
34 order of noncompliance, this amendment may nevertheless be made
35 effective by adoption of a resolution affirming its effective status,

1 a copy of which resolutions shall be sent to the Department of
2 Community Affairs, Bureau of Local Planning, 2555 Shumard Oak
3 Boulevard, Tallahassee, Florida 32399-2100.

4 APPROVED AND ADOPTED by the Board of County Commissioners of
5 Palm Beach County, on the 5 day of December, 2001.

6
7 ATTEST: PALM BEACH COUNTY, FLORIDA,
8 DOROTHY H. WILKEN, Clerk BY ITS BOARD OF COUNTY COMMISSIONERS

9
10
11  By 
12 Deputy Clerk Warren H. Newell, Chairman

13
14 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

15 
16 COUNTY ATTORNEY

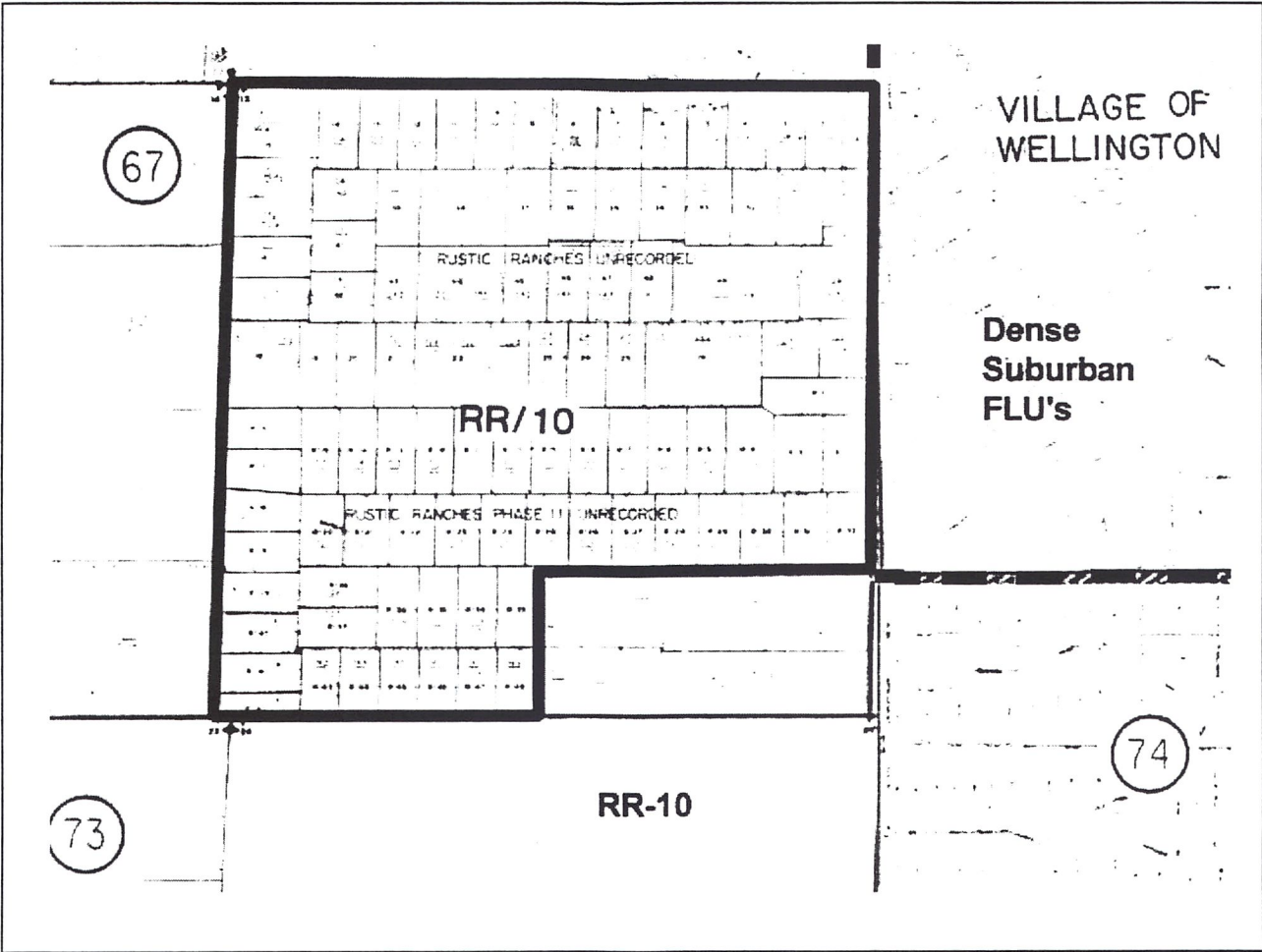
17
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19 Filed with the Department of State on the 14th day
20 of December, 2001

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22 T:\PLANNING\AMEND\01-2\admin\Bccadopt\Ordinances\RuralFLUASouth-ord.doc
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EXHIBIT 1

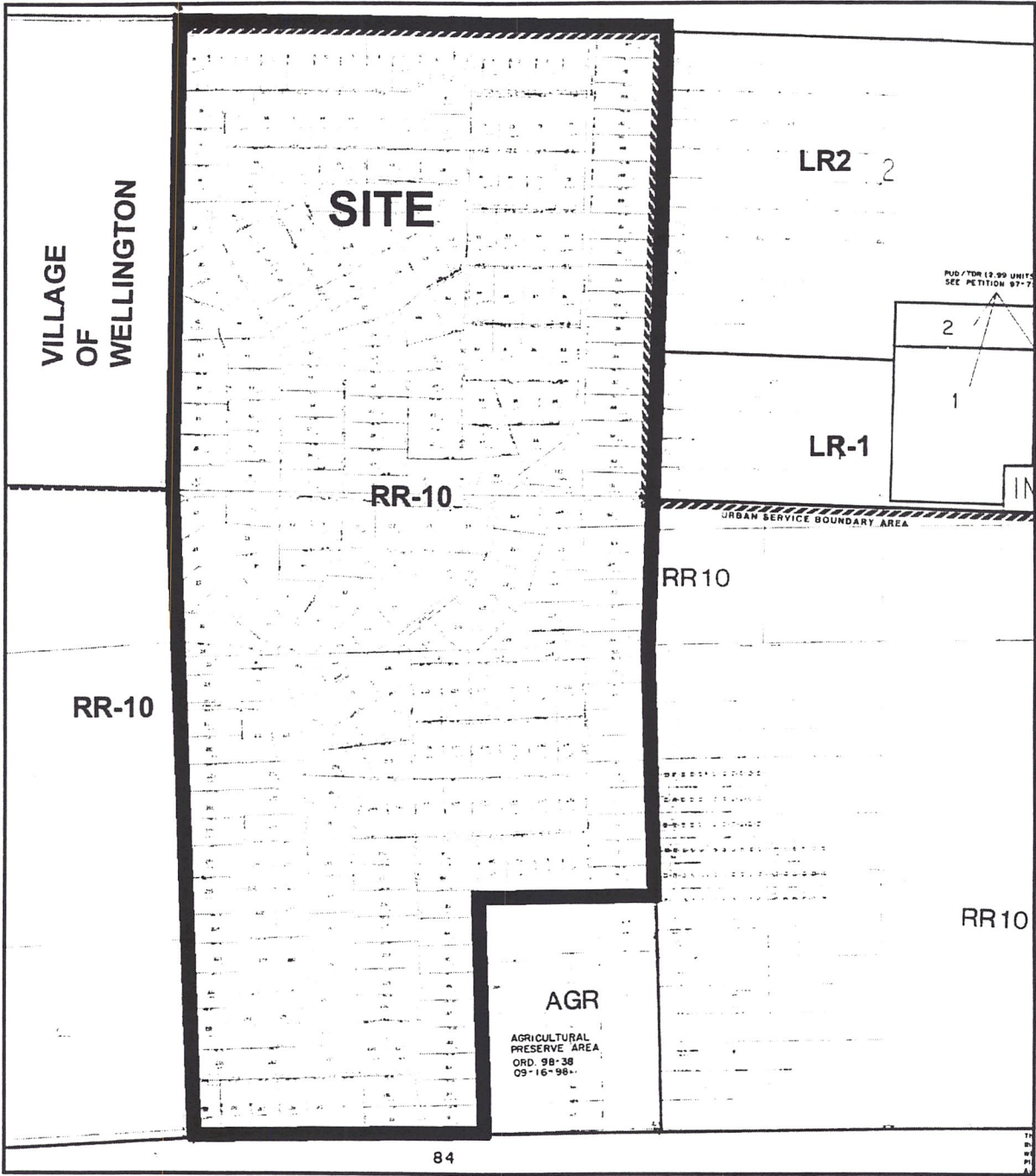
A. Future Land Use Atlas page 67 is amended as follows:

Amendment No.: 01-67 RR 1 (Rustic Ranches)
Amendment: From Rural Residential, 1 unit per 10 acres (RR-10)
to Rural Residential, 1 unit per 5 acres (RR-5)
Location: West of the Village of Wellington, approximately two miles south of
Southern Boulevard
Size: Approximately 568 acres
Property No.: See Attached
Conditions: None



B. Future Land Use Atlas page 80 is amended as follows:

- Amendment No.:** 01- 80 RR 1 (Homeland)
- Amendment:** From Rural Residential, 1 unit per 10 acres (RR-10)
to Rural Residential, 1 unit per 5 acres (RR-5)
- Location:** Southeast of Wellington, 3 miles west of the Ronald Reagan Turnpike, 1 mile south of Lake Worth Road
- Size:** Approximately 1,386 acres
- Property No.:** See Attached
- Conditions:** None



Property Control Numbers:

Rustic Ranches:

00404413000001010	00404413000003430
00404413000001020	00404413000003440
00404413000001030	00404413000003450
00404413000001040	00404413000003500
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00404413000001070	00404413000005260
00404413000001080	00404413000005270
00404413000001230	00404413000005280
00404413000001240	00404413000005290
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00404413000001470	00404413000007130
00404413000001480	00404413000007140
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00404413000003130	00404413000007200
00404413000003140	00404413000007210
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00404413000003221	00404413000007390
00404413000003222	00404413000007400
00404413000003223	00404413000007410
00404413000003370	00404413000007420
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00404413000003510	

Parcel Control Numbers:

Homeland:

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STATE OF FLORIDA, COUNTY OF PALM BEACH
I, DOROTHY H. WILKEN, ex-officio Clerk of the
Board of County Commissioners certify this to be a
true and correct copy of the original filed in my office
on December 5, 2001.
DATED at West Palm Beach, FL on 12/5/01.
DOROTHY H. WILKEN, Clerk
By: Debbie Brown D.C.